012.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,500 / 767,500
					USE VALUE:	767,500 / 767,500
					ASSESSED:	767,500 / 767,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		ELIOT PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OCONNELL LIAM E
Owner 2:	
Owner 3:	
Street 1:	58 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY ANN P/ LIFE ESTATE -
Owner 2:	-
Street 1:	58 ELIOT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,244 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5244.000	276,800		490,700	767,500
Total Card	0.120	276,800		490,700	767,500
Total Parcel	0.120	276,800		490,700	767,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.76 | /Parcel: 518.7

Legal Description

User Acct 9617

GIS Ref

GIS Ref

Insp Date 12/16/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,800	0	5,244.	490,700	767,500	767,500	Year End Roll	12/18/2019
2019	101	FV	223,600	0	5,244.	635,100	858,700	858,700	Year End Roll	1/3/2019
2018	101	FV	227,300	0	5,244.	404,100	631,400	631,400	Year End Roll	12/20/2017
2017	101	FV	227,300	0	5,244.	369,500	596,800	596,800	Year End Roll	1/3/2017
2016	101	FV	227,300	0	5,244.	300,200	527,500	527,500	Year End	1/4/2016
2015	101	FV	214,200	0	5,244.	300,200	514,400	514,400	Year End Roll	12/11/2014
2014	101	FV	214,200	0	5,244.	273,600	487,800	487,800	Year End Roll	12/16/2013
2013	101	FV	214,200	0	5,244.	260,400	474,600	474,600		12/13/2012

!1203!

PRINT

Date	Time
12/10/20	16:51:53

LAST REV

Date	Time
03/20/18	09:10:41

apro

1203

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY ANN P,	1431-5		2/22/2013	Convenience	1	No	No		Ann Patricia Mahoney d.o.d. 2/21/2013.
PEARSON GILLIAN	1142-103		6/23/1995		208,700	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2014	1060	New Wind	2,271		8/25/2014			Install 4 replacem
4/8/2008	322	Addition	157,432	C		G9	GR FY09	12X26 - 1 STORY W/
11/17/2006	1009	Redo Kit	8,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	BS	Barbara S
5/6/2009	Measured	372	PATRIOT
9/27/1999	Meas/Inspect	264	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	9617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5244		Sq. Ft.	Site		0	85.	1.10	2									490,724						490,700	

Total AC/HA: 0.12039 | Total SF/SM: 5244 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 490,724 | Spl Credit | Total: 490,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32917202
Const Adj.:	0.98990101
Adj $ / SQ:	138.154
Other Features:	90970
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340014
Depreciation:	63243
Depreciated Total:	276772

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

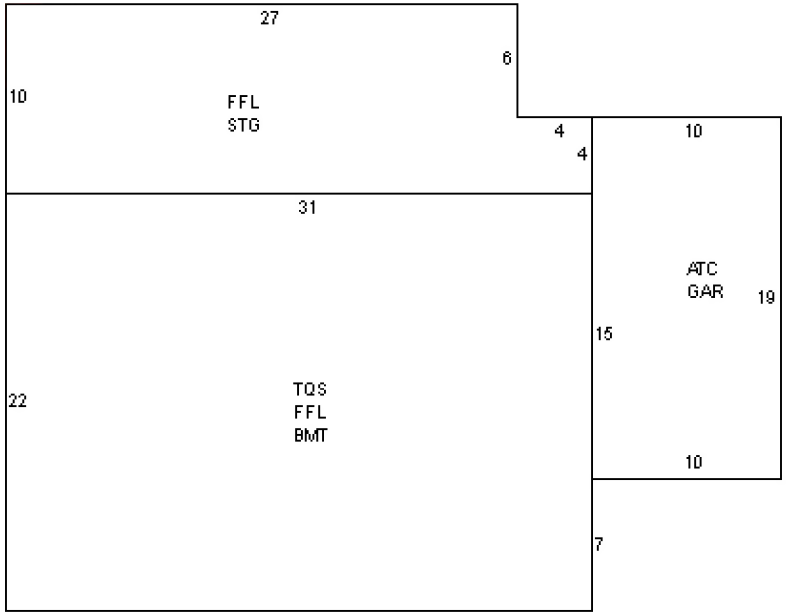
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.15
Special Features:	0	Val/Su Net:	102.37
Final Total:	276800	Val/Su SzAd	179.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	138.150	133,733
BMT	Basement	682	41.450	28,266
TQS	3/4 Story	512	138.150	70,666
STG	Storage	286	6.630	1,897
GAR	Garage	190	27.870	5,296
ATC	Attic	67	138.150	9,187

Net Sketched Area:	2,704			Total:	249,045
Size Ad	1546	Gross Are	2998	FinArea	1480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	2011	0.00	T	6.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	